072.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,700 / 739,700
					USE VALUE:	739,700 / 739,700
					ASSESSED:	739,700 / 739,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAGHGOOIE RAMIN	
Owner 2:	PISANIA ANNA	
Owner 3:		
Street 1:	32 CROSBY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GALEOTALANZA THERESA/L/ESTATE -
Owner 2:	-
Street 1:	32 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 7,103 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2074 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7103.000	317,200	1,500	421,000	739,700
Total Card	0.163	317,200	1,500	421,000	739,700
Total Parcel	0.163	317,200	1,500	421,000	739,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.72 | /Parcel: 356.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

45515

GIS Ref

GIS Ref

Insp Date

12/16/08

!6069!

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,300	1500	7,103.	421,000	739,800	739,800	Year End Roll	12/18/2019
2019	101	FV	257,800	1600	7,103.	390,900	650,300	650,300	Year End Roll	1/3/2019
2018	101	FV	257,800	1600	7,103.	390,900	650,300	650,300	Year End Roll	12/20/2017
2017	101	FV	257,800	1600	7,103.	342,800	602,200	602,200	Year End Roll	1/3/2017
2016	101	FV	257,800	1600	7,103.	312,700	572,100	572,100	Year End	1/4/2016
2015	101	FV	243,600	1700	7,103.	276,700	522,000	522,000	Year End Roll	12/11/2014
2014	101	FV	243,600	1700	7,103.	261,600	506,900	506,900	Year End Roll	12/16/2013
2013	101	FV	243,600	1700	7,103.	249,000	494,300	494,300		12/13/2012

PRINT

Date	Time
12/10/20	20:52:57

LAST REV

Date	Time
04/09/18	13:22:24

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6069

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALEOTALANZA TH	49595-447		6/12/2007		490,000	No	No		
GALEOTALANZA JO	32808-297		5/4/2001	Family	100	No	No		
	9903-236		1/1/1901			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2017	1136	Addition	584,000	O				GUT reno add 3rd F
5/3/2012	560	Porch	26,500					BUILD 10X12 3 SEAS
10/15/1996	530	Manual	15,000					ROOF/SIDING/WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2018	Permit Visit	DGM	D Mann
10/5/2017	Permit Visit	DGM	D Mann
6/21/2012	Info Fm Prmt	BR	B Rossignol
12/16/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
8/7/2007	MLS	HC	Helen Chinal
2/14/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7103		Sq. Ft.	Site		0	70.	0.85	12			Topo	-5					421,005						421,000	

Total AC/HA: 0.16306 | Total SF/SM: 7103 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,005 | Spl Credit | Total: 421,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.98980004
Adj $ / SQ:	139.727
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389701
Depreciation:	72484
Depreciated Total:	317216

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

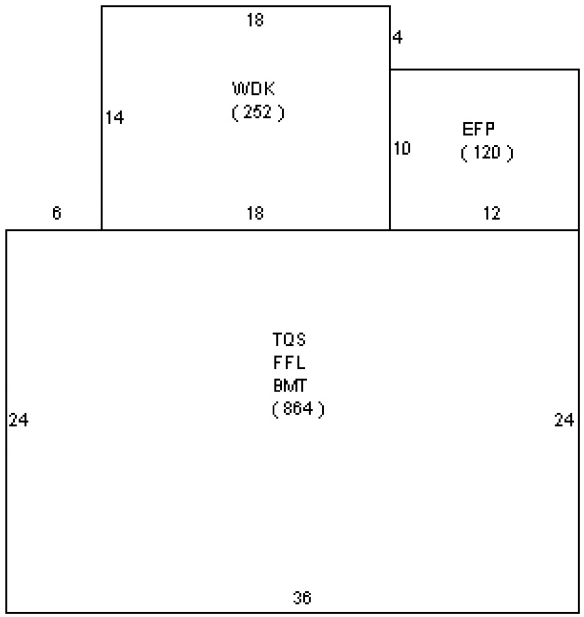
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.73
Special Features:	0	Val/Su Net:	115.43
Final Total:	317200	Val/Su SzAd	209.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	59.630	51,519
FFL	First Floor	864	139.730	120,724
TQS	3/4 Story	648	139.730	90,543
WDK	Deck	252	9.870	2,486
EFP	Enclos Porch	120	49.400	5,928

Net Sketched Area:	2,748			Total:	271,200
Size Ad	1512	Gross Are	2964	FinArea	2074

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X12	A	AV	1990	7.67	T	23.2	101			700			700
19	Patio	D	Y	1	19X19	A	AV	1980	3.29	T	31.2	101			800			800

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500